

**Parks Improvement Advisory Board  
Special Board Meeting  
March 30, 2007**

**Item 1: Meeting Called to Order by Joe Stevens a 1:06 p.m.**

Roll Call

Board Members Present:                    Doug Thomason  
   Ron Rowley  
   Steve Acquafresca  
   Bernie Goss  
   Lena Elliott  
   Sue Gormley (Ex-Officio)

Stadium Committee:                         Steve Phillips  
   Bruce Hill  
   Jamie Hamilton  
   Joe Stevens

Parks & Recreation Staff Present:     Joe Stevens, Director  
   Don Hobbs Hobbs, Assistant Director  
   Tressa Fisher, Administrative Specialist  
   Shawn Cooper, Parks Planner

Guests:                                         Dave Varley, City Manager  
   John Shaver, City Attorney

Joe Stevens welcomed new Board members Bernie Goss and Lena Elliott.

**Item 2: Discussion of Synthetic Turf**

Joe Stevens distributed a handout which provided the latest information regarding the status of the artificial turf discussions (See attached). Bruce Hill commented on the second paragraph, stating he wanted to clarify that Mesa County did not state they will not ever commit to the synthetic turf project, but did state they are unable to financially contribute at this time. Steve Acquafresca agreed, and said the County Commissioners had just reached the final decision approximately 90 minutes ago, stating the County has embarked on a new "outcome based" budgeting process in which they have agreed to abide by. Mr. Acquafresca said, due to the County's budgeting process, they are unable to contribute towards the artificial turf project at this time; however, he said the County would like to be as useful and supportive as possible.

Jamie Hamilton stated, even without a contribution from the County, the Board has an accumulated total of \$750,000 in financial commitments from the other participating organizations. Mr. Hamilton stated the real question that needs to be answered is whether or not

the Board members felt the \$43,000 difference between the two bids is worth paying in order to get the project completed before the fall season. John Shaver briefly discussed the uncertainty of the excavation costs. Joe Stevens stated Kiewit Building Group (KBG) is the contractor to go with "if" the Board wants to complete the project before football season starts. Mr. Stevens also discussed the unknown factor of the soil conditions. Joe Stevens said the soil conditions may increase KBG's cost, but would not increase American Civil Constructor's (ACC) cost, as ACC's bid includes the price of excavation and in a guaranteed maximum price. Joe Stevens stated ACC installed the track several years ago and are willing to take the risk as they are familiar with the soil conditions. Ron Rowley expressed it seems very advantageous to complete the project prior to the fall season. Steve Phillips expressed concern that the recent \$50,000 grant from the Bronco's may no longer be an option if the project is not completed this summer. Mr. Phillips also expressed concern with ACC's winter timeline, stating he could not commit to a date as the playoff dates would not be available until after Thanksgiving weekend. Steve Phillips agreed with Ron Rowley, stating it would be advantageous for the Board to go with KBG. Joe Stevens clarified that the timeline will not affect the eligibility of the Bronco's grant, as the funds can be carried over to the next year if necessary.

Joe Stevens stated the KBG bid includes a "contingency" for the unknowns, where as the ACC proposal does not have a contingency. Mr. Stevens discussed the difficulty of a "design build" project, as it makes it hard to commit to a "guaranteed maximum price" without a final design. Bruce Hill agreed with Joe Stevens, stating either contract could end up costing more or less than their initial proposals. Joe Stevens stated there is a greater chance to save money with the contingency contract.

Jamie Hamilton stated JUCO does not care which company completes the project, stating they are primarily interested in helping fund the installation of the field. Mr. Hamilton asked the Board, if they choose KBG, are they prepared to address the public as to why they chose the contract that costs \$43,000 more. Jamie Hamilton asked if the Board can handle the criticism that will follow such a decision. Mr. Hamilton specifically asked if the School District can live with the criticism. Ron Rowley and Steve Phillips both stated the School District was prepared to live with the aftermath should the Board decide to go with the KBG contract, stating they would prefer to move forward and work towards recuperating the difference by generating more revenue with the new field. Bruce Hill stated, while the Board may have to spend more money upfront in order to get the field "sooner", there is also a chance it may "not" end up costing more. Discussion ensued. Bernie Goss discussed how critical it is that the subsurface is completed correctly. Lena Elliott stated KBG has been an incredible group to work with, is on time, keeps their word, and has saved Mesa State a lot of money on various projects. Joe Stevens stated, whether it was intended or not, the artificial turf project has built up much excitement within the community.

Shawn Cooper expressed concern regarding KBG's commitment to complete the project within a 60 day timeframe. Mr. Cooper said he has been told by other companies that typical construction on this type of project is 120-140 days. Shawn Cooper stated his fear is that KBG may get into the project and then determine they have to complete a better stabilization course than what they originally proposed. Mr. Cooper stated KBG has not consulted with a Civil Engineer or a Geotechnical Engineer regarding the soil stabilization, and that the proposal should include a gravel base structure below the surface. Doug Thomason asked if KBG could begin the excavation process earlier. Don Hobbs stated the field will not be available until June 17, as the Shrine Circus and the American Cancer Walk already have signed contracts in place for the use of the

field. Joe Stevens stated KBG is aware of the City's issues/concerns. Steve Phillips expressed concern of KBG not finishing within the proposed timeframe, stating it would result in a loss of revenue for the School District should they have to move their home football games. Mr. Phillips stated the home football games are the District's biggest revenue generator. Shawn Cooper stated he would feel much more comfortable about going with KBG "if" they can get a buy off from a Civil Engineer and/or a Geotechnical Engineer.

The Board members agreed to take a vote. Joe Stevens stated, due to this being a combined project, "all" Parks & Recreation Advisory Board members and Stadium Committee members are allowed to vote.

Jamie Hamilton moved to accept the Kiewit Building Group's contract, with its contingency, upon John Shaver addressing the timeframe issues. Ron Rowley seconded the motion.

Motion adopted by Parks Improvement Advisory Board: Yes 7 No 1

Steve Acquafresca opposed the motion.

Bernie Goss moved, should Kiewit Building Group be unable to meet the contractual requirements, the Parks Improvement Advisory Board will go with ACC for a winter installation. Doug Thomason seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 7 No 1

Steve Acquafresca opposed the motion.

### **Item 3: Future Meetings Agenda**

Joe Stevens stated the election of Parks Improvement Advisory Board Chair and Vice-chair will take place at the next meeting.

### **Item 4: Adjourn**

The meeting was adjourned by acclamation.

Meeting adjourned at 1:38 p.m.

Respectfully submitted,

Tressa Fisher  
Administrative Specialist